

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Laurelhurst Winderemere / Area 10

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 203

Range of Sale Dates: 1/1/2001 - 12/31/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$291,400	\$332,900	\$624,300	\$668,000	93.5%	13.25%
2003 Value	\$315,400	\$341,700	\$657,100	\$668,000	98.4%	11.48%
Change	+\$24,000	+\$8,800	+\$32,800		+4.9%	-1.77%
% Change	+8.2%	+2.6%	+5.3%		+5.2%	-13.36%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.77% and -13.36% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$349,000	\$402,500	\$751,500
2003 Value	\$377,800	\$430,200	\$808,000
Percent Change	+8.3%	+6.9%	+7.5%

Number of one to three unit residences in the Population: 2294

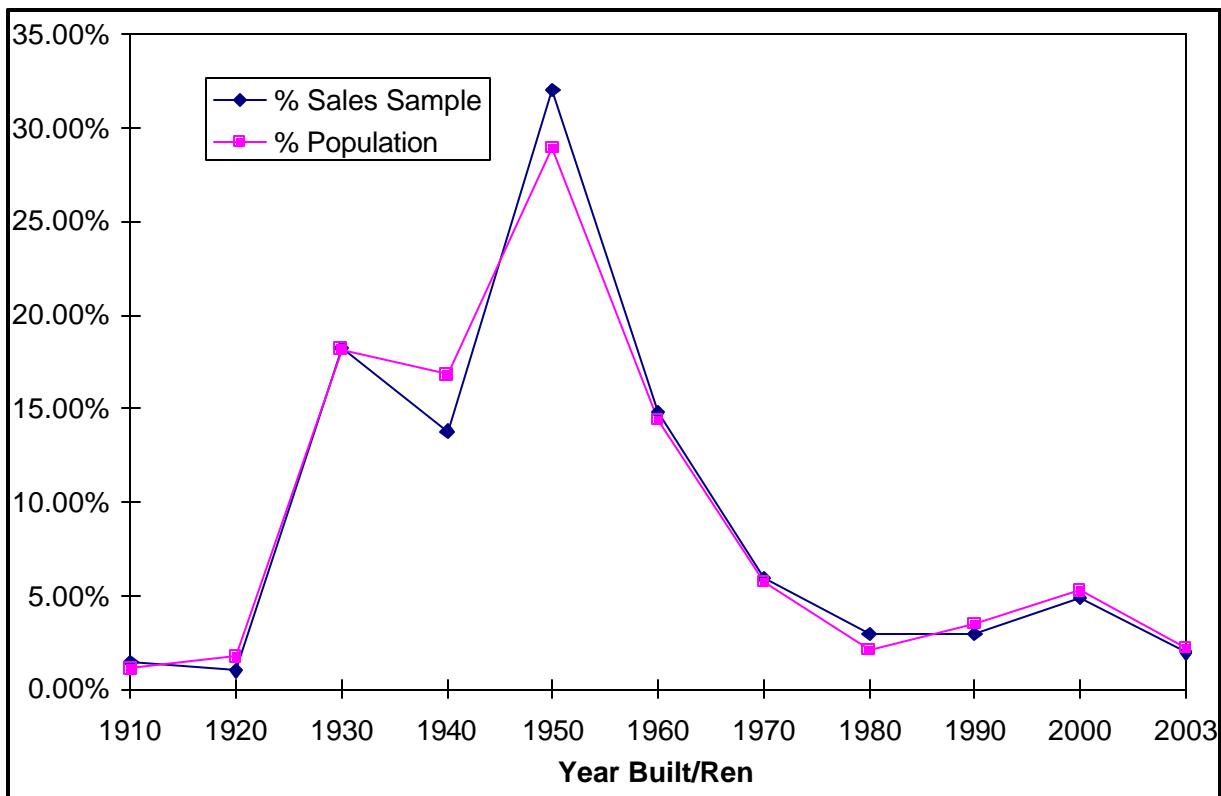
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value / sale price) for houses built between 1961 and 1980, grade 8 houses, properties with lots less than 5000 square feet and houses in Good condition were higher than others. This model adjusted them upward less than others or downward as needed. Parcels located on Lake Washington or upland parcels with Fair or Good views of Lake Washington had lower assessment ratios than other properties. The formula adjusts for these differences, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	1.48%
1920	2	0.99%
1930	37	18.23%
1940	28	13.79%
1950	65	32.02%
1960	30	14.78%
1970	12	5.91%
1980	6	2.96%
1990	6	2.96%
2000	10	4.93%
2003	4	1.97%
	203	

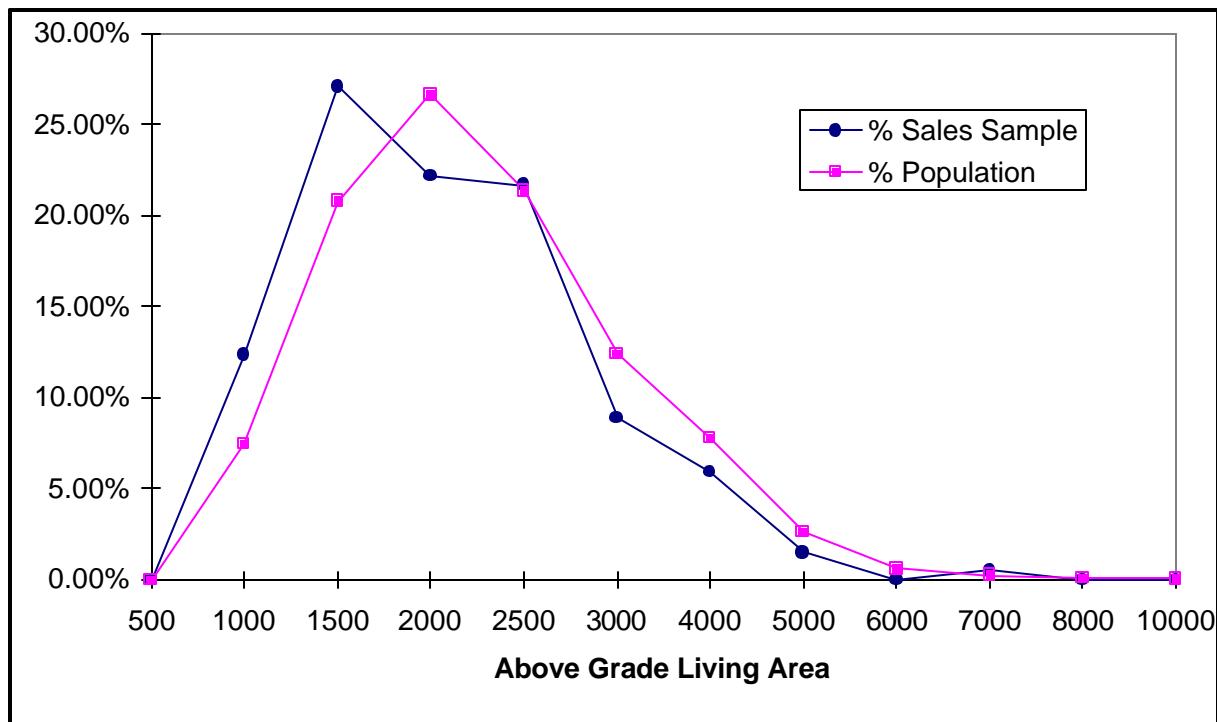
Population		
Year Built/Ren	Frequency	% Population
1910	25	1.09%
1920	40	1.74%
1930	417	18.18%
1940	386	16.83%
1950	664	28.95%
1960	330	14.39%
1970	132	5.75%
1980	48	2.09%
1990	80	3.49%
2000	121	5.27%
2003	51	2.22%
	2294	



The sales sample frequency distribution follows the population distribution closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

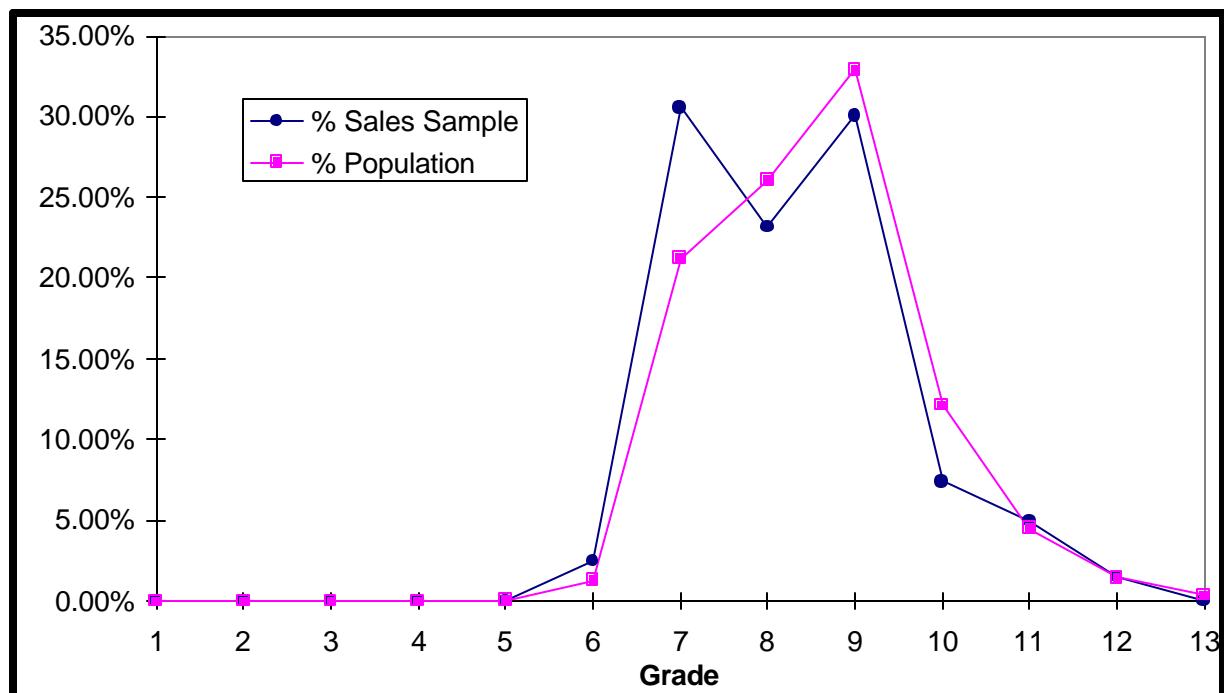
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	25	12.32%	1000	171	7.45%
1500	55	27.09%	1500	477	20.79%
2000	45	22.17%	2000	611	26.63%
2500	44	21.67%	2500	490	21.36%
3000	18	8.87%	3000	284	12.38%
4000	12	5.91%	4000	178	7.76%
5000	3	1.48%	5000	60	2.62%
6000	0	0.00%	6000	14	0.61%
7000	1	0.49%	7000	6	0.26%
8000	0	0.00%	8000	2	0.09%
10000	0	0.00%	10000	1	0.04%
	203			2294	



The Sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

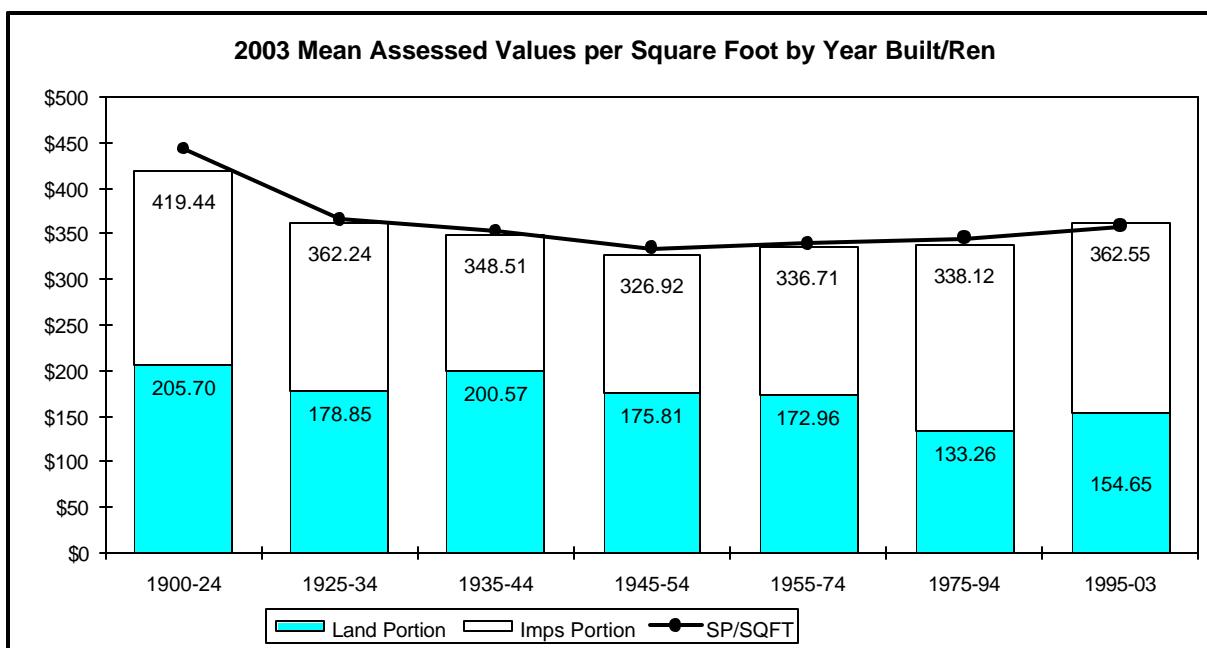
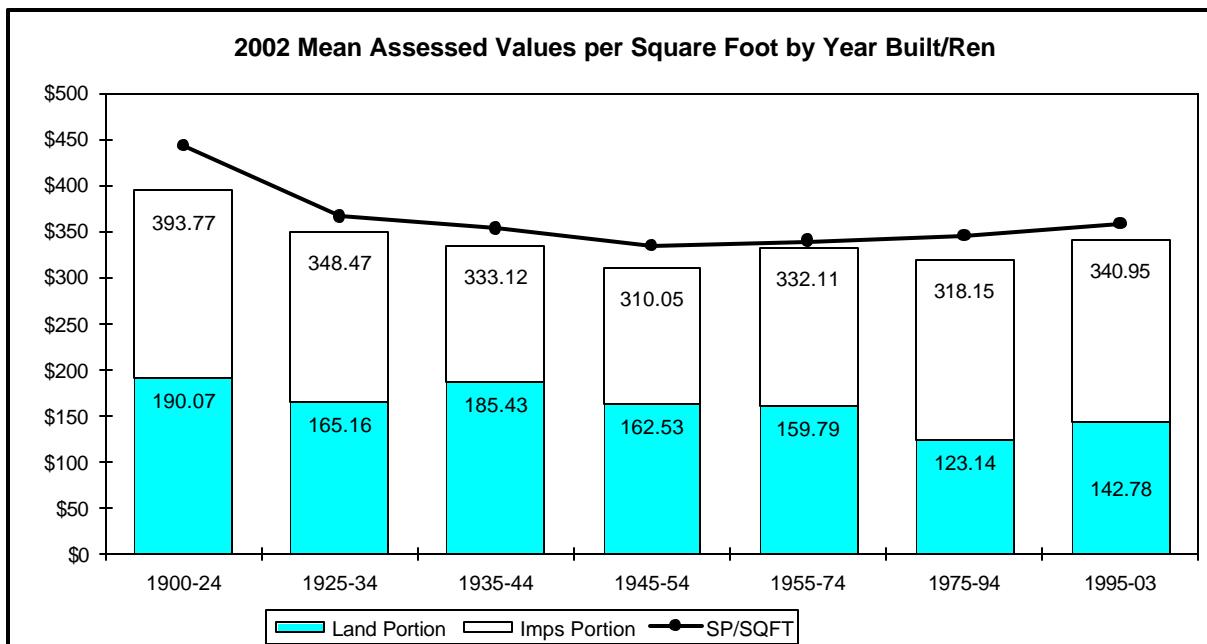
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	1	0.04%
6	5	2.46%	6	29	1.26%
7	62	30.54%	7	487	21.23%
8	47	23.15%	8	598	26.07%
9	61	30.05%	9	755	32.91%
10	15	7.39%	10	279	12.16%
11	10	4.93%	11	103	4.49%
12	3	1.48%	12	33	1.44%
13	0	0.00%	13	9	0.39%
		203			2294



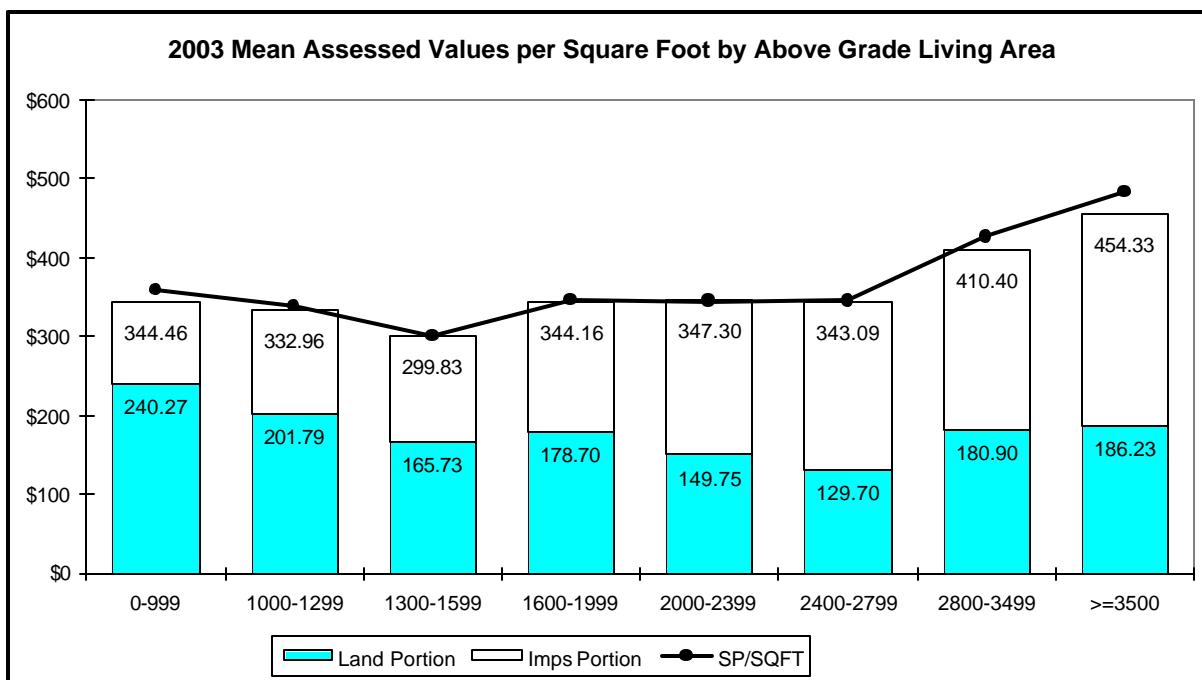
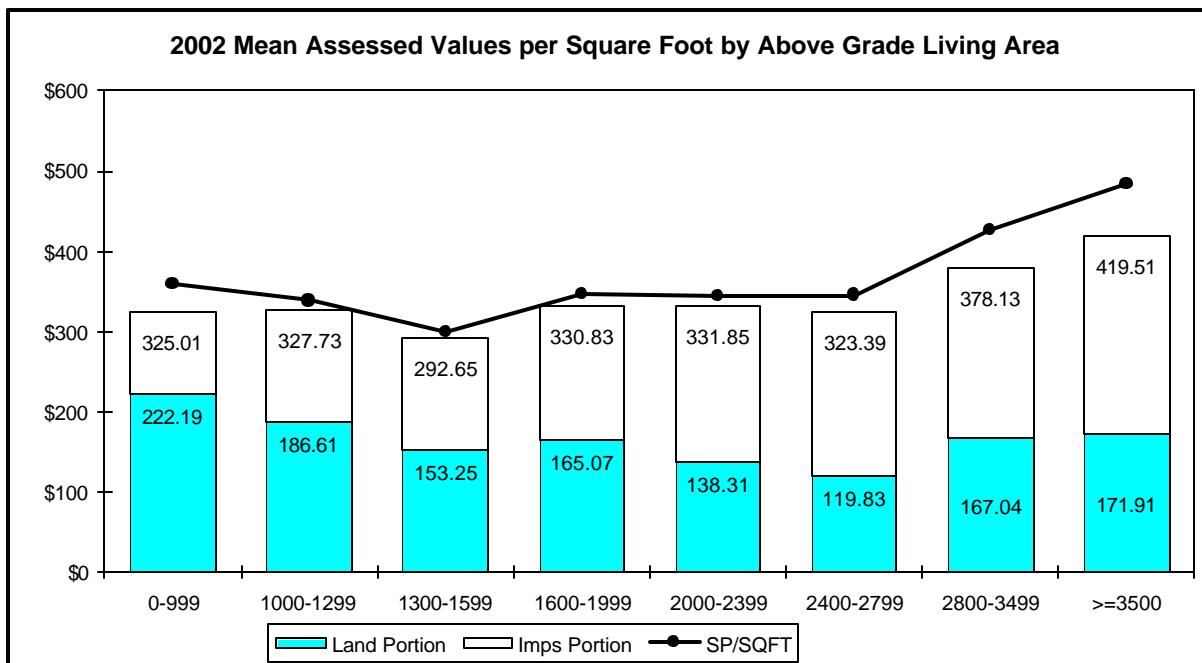
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. His distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



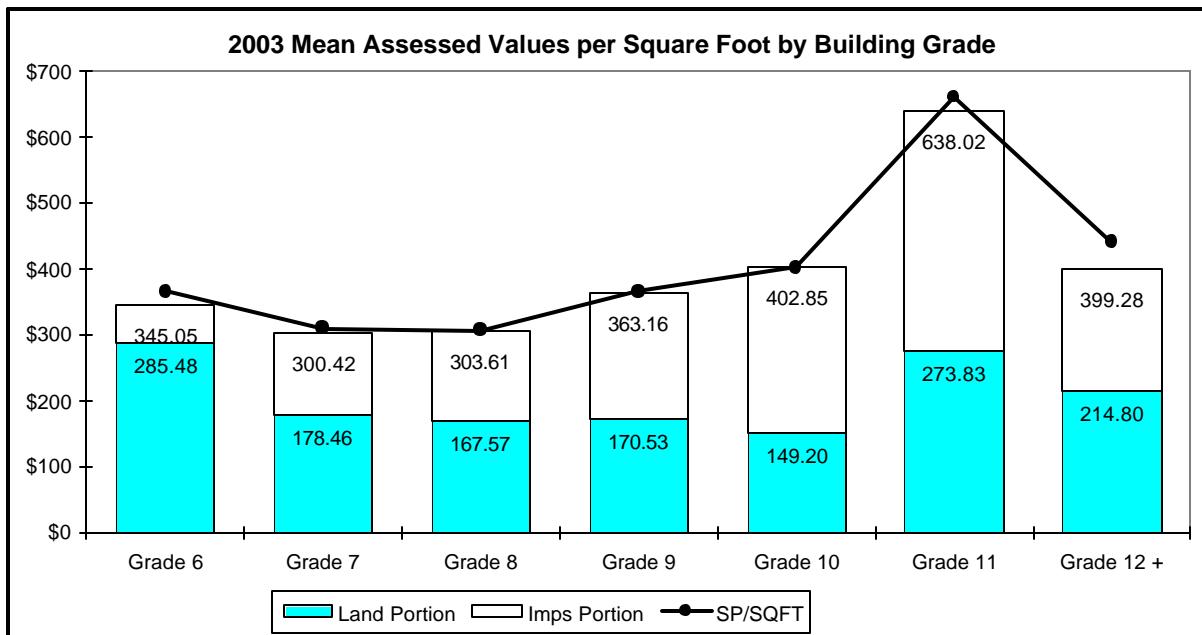
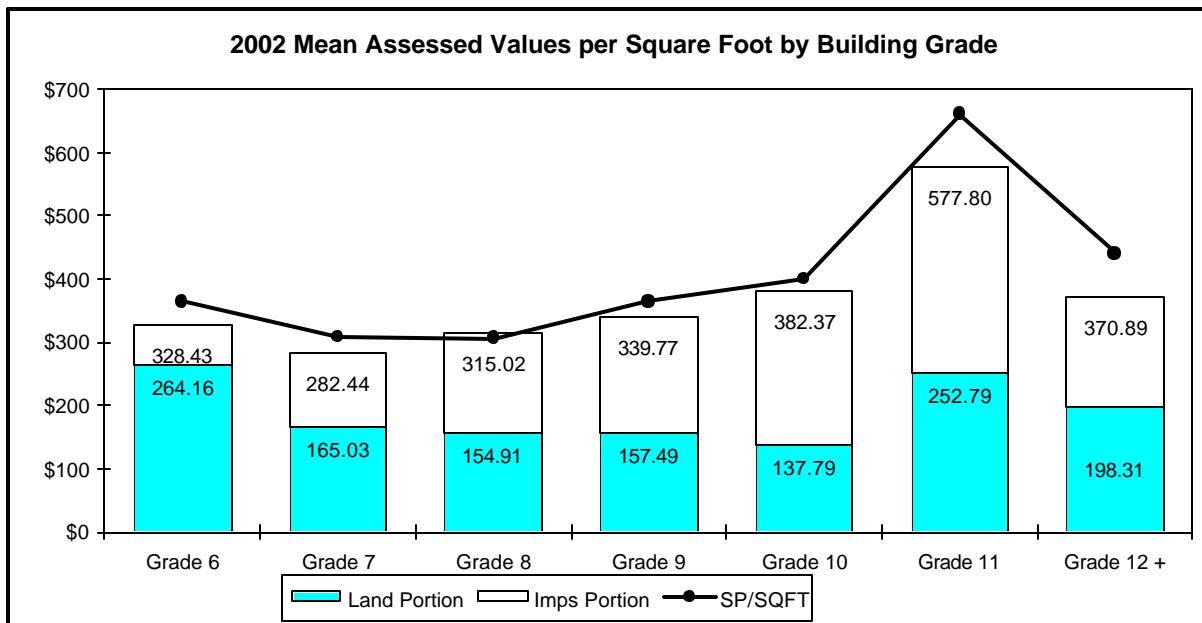
These charts clearly show an improvement in assessment level and uniformity by Year Built or Year Renovated as a result of applying the 2003 recommended values. The values in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times 1.084$$

with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 203 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value / sale price) for house built between 1961 and 1980, grade 8 houses, properties with lots less than 5000 square feet and houses in Good condition were higher than others. This model adjusted them upward less than others or downward as needed. Parcels located on Lake Washington or Upland parcels with Fair or Good views of Lake Washington had lower assessment ratios than other properties. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / (0.9225456) + (-0.05828219 if non-waterfront property and has Lake Washington Views coded Fair or Good) + (0.06547961 if has less than 5000 square foot lot) + (.114758 if built 1961 to 1980) + (0.05859055 if in good condition) + (-0.10 if Waterfront property) + (0.07833288 if Grade 8)

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the model to the principle building.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.084).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)	
	8.40%
House built from 1961 to 1980	Yes
% Adjustment	-11.99%
Grade 8	Yes
% Adjustment	-8.48%
Waterfront	Yes
% Adjustment	13.18%
Lots less 5000 sq ft	Yes
% Adjustment	-7.18%
Fair & Good View Lk Wa for Upland properties	Yes
% Adjustment	7.31%
Good Condition	Yes
% Adjustment	-6.47%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

A grade 8 house in good condition on Lake Washington would *approximately* receive a 6.63% upward adjustment (8.40% - 6.47% + 13.18% - 8.48%).

Properties on lots less than 5000 square feet and have houses in Good condition would *approximately* receive a - 5.25% adjustment (8.40% - 6.47% - 7.18%)

There are 362 or 15.7% of the population of 1 to 3 family parcels in the area that are adjusted by the overall and Fair views of Lake Washington on Upland properties adjustment.

There are 133 or 5.8% of the population of 1 to 3 family parcels in the area that are adjusted by the overall and Good views of Lake Washington on Upland properties adjustment.

There are only 147 or 6% of the population of 1 to 3 family parcels in the area that are adjusted by the overall and waterfront adjustment.

Generally parcels with houses built between 1961 and 1980 were at a higher assessment level than other parcels. Other parcels with higher assessment levels included houses in good condition or grade 8 or with lots less than 5000 square feet. Parcels with lower assessment ratios included waterfront parcels and upland parcels with fair or good views of Lake Washington. This model corrects for these strata differences.

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	5	0.902	0.947	5.1%	0.740	1.155
7	62	0.918	0.977	6.4%	0.943	1.011
8	47	1.030	0.993	-3.6%	0.969	1.018
9	61	0.927	0.993	7.0%	0.962	1.023
10	15	0.950	1.000	5.3%	0.940	1.059
11	10	0.874	0.967	10.7%	0.915	1.019
12	3	0.848	0.916	7.9%	0.760	1.071
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1924	9	0.872	0.935	7.2%	0.827	1.043
1925-1934	38	0.947	0.991	4.6%	0.955	1.027
1935-1944	51	0.938	0.996	6.2%	0.961	1.031
1945-1954	54	0.928	0.985	6.2%	0.955	1.015
1955-1974	26	0.971	0.985	1.4%	0.943	1.028
1975-1994	16	0.906	0.965	6.6%	0.904	1.026
>=1995	9	0.939	0.999	6.4%	0.907	1.091
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	140	0.920	0.975	6.0%	0.956	0.995
Good	44	0.976	1.000	2.5%	0.969	1.032
Excellent	19	0.927	0.993	7.1%	0.939	1.047
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	94	0.959	0.994	3.6%	0.968	1.019
1.5	44	0.937	0.971	3.6%	0.943	0.999
2	59	0.924	0.988	6.9%	0.958	1.018
>2	6	0.873	0.944	8.2%	0.857	1.031

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
<1000	24	0.906	0.960	6.0%	0.898	1.022	
1000-1299	36	0.970	0.985	1.6%	0.944	1.027	
1300-1599	24	0.977	0.999	2.3%	0.953	1.046	
1600-1999	40	0.954	0.993	4.1%	0.961	1.026	
2000-2399	36	0.964	1.008	4.6%	0.967	1.050	
2400-2799	19	0.935	0.992	6.2%	0.937	1.048	
2800-3499	17	0.885	0.961	8.6%	0.926	0.996	
>=3500	7	0.872	0.945	8.4%	0.859	1.031	
View Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
No	139	0.963	0.986	2.3%	0.966	1.006	
Yes	64	0.903	0.982	8.7%	0.955	1.008	
Up Land Lk Wa Views		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
None	146	0.946	0.981	3.7%	0.962	1.000	
Fair	26	0.913	0.995	9.0%	0.954	1.037	
Average	13	0.956	0.988	3.4%	0.933	1.044	
Good	13	0.881	0.979	11.1%	0.907	1.050	
Excellent	5	0.912	0.988	8.4%	0.789	1.186	
Wft Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
No	198	0.944	0.987	4.6%	0.971	1.003	
Yes	5	0.847	0.952	12.4%	0.862	1.042	
Sub		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
5	77	0.956	1.005	5.2%	0.978	1.033	
9	126	0.925	0.975	5.3%	0.955	0.994	

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

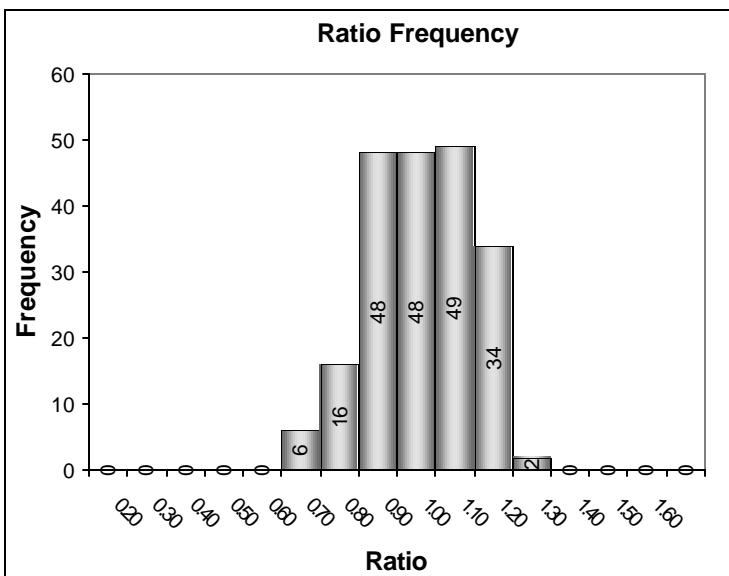
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<5000	40	1.009	0.989	-2.0%	0.956	1.021
5000-5999	63	0.951	1.003	5.4%	0.973	1.033
6000-6999	43	0.928	0.983	5.9%	0.947	1.018
7000-7999	17	0.925	0.966	4.5%	0.901	1.031
8000-9999	15	0.911	0.977	7.3%	0.908	1.046
10000-13999	16	0.907	0.974	7.4%	0.905	1.043
>=14000	9	0.878	0.972	10.7%	0.900	1.044

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2002	Date of Report: 7/15/2003	Sales Dates: 1/2001 - 12/2002
Area 10	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	203		
Mean Assessed Value	624,300		
Mean Sales Price	668,000		
Standard Deviation AV	410.173		
Standard Deviation SP	486.444		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.960		
Median Ratio	0.972		
Weighted Mean Ratio	0.935		
UNIFORMITY			
Lowest ratio	0.626		
Highest ratio:	1.234		
Coefficient of Dispersion	10.79%		
Standard Deviation	0.127		
Coefficient of Variation	13.25%		
Price Related Differential (PRD)	1.028		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.943		
<i>Upper limit</i>	0.989		
95% Confidence: Mean			
<i>Lower limit</i>	0.943		
<i>Upper limit</i>	0.978		
SAMPLE SIZE EVALUATION			
N (population size)	2294		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.127		
Recommended minimum:	26		
Actual sample size:	203		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	93		
# ratios above mean:	110		
<i>Z:</i>	1.193		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



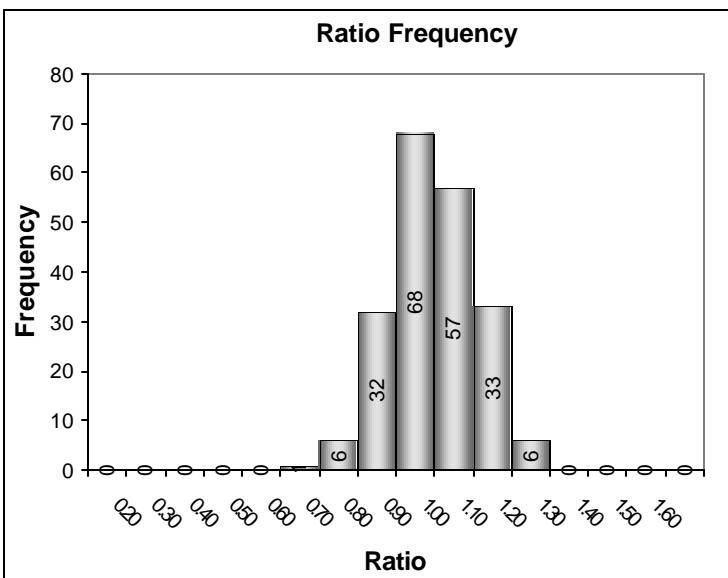
COMMENTS:

1 to 3 Unit Residences throughout area 10

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2003	Date of Report: 7/15/2003	Sales Dates: 1/2001 - 12/2002
Area 10	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	203		
Mean Assessed Value	657,100		
Mean Sales Price	668,000		
Standard Deviation AV	458.944		
Standard Deviation SP	486.444		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.991		
Weighted Mean Ratio	0.984		
UNIFORMITY			
Lowest ratio	0.677		
Highest ratio:	1.293		
Coefficient of Dispersion	9.41%		
Standard Deviation	0.115		
Coefficient of Variation	11.48%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.969		
<i>Upper limit</i>	1.016		
95% Confidence: Mean			
<i>Lower limit</i>	0.982		
<i>Upper limit</i>	1.013		
SAMPLE SIZE EVALUATION			
N (population size)	2294		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.115		
Recommended minimum:	21		
Actual sample size:	203		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	105		
# ratios above mean:	98		
<i>Z:</i>	0.491		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 10

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	321320	0245	3/15/02	\$ 255,000	770	250	6	1937	4	4512	N	N	6008 57TH AV NE
5	321320	0075	6/26/02	\$ 208,000	770	0	6	1942	3	5029	N	N	5737 NE 62ND ST
5	298580	0155	5/14/01	\$ 255,000	790	0	7	1943	3	5824	N	N	5623 NE 59TH ST
5	298580	0160	11/18/02	\$ 295,000	790	0	7	1943	4	3680	N	N	5833 57TH AV NE
5	298580	0060	5/21/01	\$ 212,430	790	0	7	1943	3	6174	N	N	5840 57TH AV NE
5	298580	0060	2/12/02	\$ 270,000	790	0	7	1943	3	6174	N	N	5840 57TH AV NE
5	422190	0130	5/29/01	\$ 325,000	800	550	7	1943	5	5000	N	N	5106 46TH AV NE
5	298580	0175	3/1/01	\$ 252,000	810	0	7	1943	3	6150	N	N	5817 57TH AV NE
5	321320	0095	11/4/02	\$ 269,500	820	0	7	1948	3	5029	N	N	5721 NE 62ND ST
5	298580	0075	4/23/02	\$ 295,000	880	0	7	1943	3	6600	N	N	5826 57TH AV NE
5	560600	0075	1/10/01	\$ 349,900	920	240	7	1948	3	5000	Y	N	5023 HAROLD PL NE
5	071400	0010	8/16/01	\$ 276,000	930	150	7	1946	3	6500	N	N	5719 NE 60TH ST
5	071400	0010	4/15/02	\$ 489,000	930	150	7	1946	3	6500	N	N	5719 NE 60TH ST
5	568450	0040	7/24/02	\$ 370,000	940	0	7	1951	3	4515	N	N	6015 NE 61ST ST
5	071400	0095	12/19/02	\$ 317,500	960	240	7	1946	3	5460	N	N	5712 NE 57TH ST
5	071400	0025	9/26/01	\$ 312,000	960	0	7	1946	3	6300	N	N	5903 59TH AV NE
5	298580	0135	12/17/02	\$ 255,950	990	0	7	1943	3	5085	N	N	5830 56TH AV NE
5	321320	0205	6/18/02	\$ 284,500	1010	0	7	1982	3	5029	N	N	5731 NE 61ST ST
5	422190	0090	9/19/02	\$ 295,000	1020	0	7	1943	3	4600	N	N	5143 46TH AV NE
5	321320	0180	11/5/01	\$ 371,200	1020	510	7	1952	3	4387	Y	N	5753 NE 61ST ST
5	240950	0340	2/25/02	\$ 350,000	1040	490	7	1940	3	5350	N	N	6406 NE 60TH ST
5	240950	0325	8/16/02	\$ 355,000	1050	0	7	1952	3	5243	N	N	6333 NE 61ST ST
5	071400	0220	3/21/01	\$ 324,900	1090	510	7	1948	3	6820	N	N	5730 NE 56TH ST
5	321320	0235	4/16/02	\$ 355,000	1120	300	7	1947	4	5029	N	N	6016 57TH AV NE
5	071400	0400	4/25/02	\$ 359,500	1160	390	7	1947	4	6050	N	N	5704 59TH AV NE
5	601250	0045	10/23/01	\$ 412,500	1190	1190	7	1947	4	6600	N	N	5405 47TH AV NE
5	422190	0115	8/22/01	\$ 305,000	1210	0	7	1943	3	5000	N	N	5122 46TH AV NE
5	102504	9212	7/11/02	\$ 370,000	1280	0	7	1960	3	5225	N	N	5009 48TH AV NE
5	298580	0065	7/5/02	\$ 317,000	1300	0	7	1943	3	6600	N	N	5836 57TH AV NE
5	298580	0085	3/7/01	\$ 325,000	1300	0	7	1943	4	6600	N	N	5816 57TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	560600	0175	4/9/02	\$ 460,000	1320	260	7	1942	4	5000	Y	N	5040 NICKLAS PL NE
5	601250	0145	6/14/02	\$ 330,000	1330	0	7	1947	3	5300	N	N	5147 47TH AV NE
5	071400	0395	7/30/01	\$ 340,000	1340	180	7	1947	3	6050	N	N	5624 59TH AV NE
5	601250	0170	7/12/02	\$ 430,000	1340	120	7	1947	3	5400	N	N	5147 46TH AV NE
5	560600	0233	5/21/02	\$ 407,000	1380	0	7	1946	3	5700	Y	N	5027 IVANHOE PL NE
5	321320	0190	9/19/01	\$ 310,000	1410	0	7	1942	3	4387	N	N	5745 NE 61ST ST
5	240950	0355	6/26/01	\$ 385,000	1440	540	7	1979	3	5243	N	N	6327 NE 61ST ST
5	422190	0250	9/13/01	\$ 423,330	1480	0	7	1943	5	6800	N	N	5123 48TH AV NE
5	102504	9168	4/3/01	\$ 398,750	1510	0	7	1948	3	5461	N	N	5002 48TH AV NE
5	422190	0025	11/20/02	\$ 349,000	1560	120	7	1943	3	5000	Y	N	5122 45TH AV NE
5	321320	0110	2/28/02	\$ 283,240	1650	0	7	1951	3	5077	N	N	5707 NE 62ND ST
5	071400	0115	7/5/01	\$ 382,000	1660	240	7	1946	3	6195	N	N	5724 58TH AV NE
5	560600	0349	10/4/02	\$ 520,000	1880	900	7	1946	3	5000	Y	N	5075 IVANHOE PL NE
5	321320	0195	12/19/02	\$ 440,000	1910	0	7	1990	3	5029	N	N	5741 NE 61ST ST
5	298580	0080	5/17/01	\$ 396,000	2050	0	7	1943	4	6600	N	N	5820 57TH AV NE
5	102504	9175	6/22/01	\$ 442,750	2420	0	7	1948	4	6850	N	N	5033 48TH AV NE
5	321320	0255	3/6/01	\$ 275,000	1040	0	8	1960	3	5029	N	N	5716 NE 60TH ST
5	863110	0065	1/2/01	\$ 375,000	1040	190	8	1940	3	5000	N	N	5017 47TH AV NE
5	863110	0035	5/22/02	\$ 378,000	1060	480	8	1940	3	5000	N	N	5006 46TH AV NE
5	863110	0080	10/28/02	\$ 373,000	1250	230	8	1940	3	5000	N	N	5003 47TH AV NE
5	601250	0100	4/22/02	\$ 438,000	1450	450	8	1948	3	6334	Y	N	5150 48TH AV NE
5	947120	1100	7/10/02	\$ 575,000	1460	470	8	1951	4	8400	Y	N	5769 60TH AV NE
5	947120	1000	11/29/01	\$ 519,000	1590	0	8	1951	4	9570	N	N	5400 NE WINDERMERE RD
5	240950	0405	7/16/01	\$ 355,000	1600	1400	8	1969	3	5136	N	N	6311 NE 61ST ST
5	112504	9114	12/13/02	\$ 422,500	1860	360	8	1953	4	6000	N	N	5618 NE 60TH ST
5	863110	0010	8/23/02	\$ 592,500	2030	680	8	1941	5	5100	N	N	5034 46TH AV NE
5	112504	9148	3/13/02	\$ 445,000	2240	1300	8	1962	3	10938	N	N	6016 SAND POINT WY NE
5	321320	0257	4/19/02	\$ 542,000	2290	0	8	1995	3	4014	N	N	5720 NE 60TH ST
5	397790	0157	8/9/02	\$ 500,000	2400	0	8	1948	5	12150	N	N	5148 NE 54TH ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	397790	0280	10/24/01	\$ 590,000	2410	1200	8	1947	5	7800	Y	N	5212 IVANHOE PL NE
5	112504	9188	10/9/02	\$ 645,000	2000	350	9	1976	3	11000	N	N	6633 NE WINDERMERE RD
5	947120	0950	7/19/01	\$ 700,000	2010	1630	9	1951	3	13600	N	N	5421 NE WINDERMERE RD
5	560600	0200	7/5/01	\$ 699,950	2250	580	9	2000	3	4172	Y	N	5102 50TH AV NE
5	112504	9010	10/16/01	\$ 615,000	2330	0	9	1956	3	15283	N	N	5624 55TH AV NE
5	112504	9092	8/20/01	\$ 420,000	2370	0	9	1955	3	11845	N	N	5610 56TH AV NE
5	947120	1035	10/5/01	\$ 799,000	2540	340	9	1948	3	13260	N	N	5440 NE WINDERMERE RD
5	112504	9179	7/13/01	\$ 805,000	3100	0	9	1969	3	11700	N	N	6653 NE WINDERMERE RD
5	947120	0115	4/6/01	\$ 767,500	2260	980	10	1946	4	10800	N	N	5726 61ST AV NE
5	102504	9238	6/18/02	\$ 795,000	2710	1140	10	1985	3	8217	N	N	5021 46TH AV NE
5	560600	0020	12/20/01	\$ 755,000	2860	850	10	1970	4	7500	Y	N	5010 NE 50TH ST
5	112504	9137	11/12/02	\$1,310,000	2930	0	10	1957	4	24366	Y	N	6555 NE WINDERMERE RD
5	112504	9126	4/17/02	\$2,000,000	2930	1610	10	1965	5	6835	Y	Y	6666 NE 60TH ST
5	947120	0215	7/31/02	\$1,000,000	3240	690	10	1954	3	14000	Y	N	5737 64TH AV NE
5	947120	0580	10/27/01	\$1,785,000	3970	1300	10	1994	3	15750	N	N	5600 NE WINDERMERE RD
5	112504	9178	11/29/01	\$ 905,000	4400	0	10	1967	5	9090	N	N	6641 NE WINDERMERE RD
5	947120	0326	8/27/01	\$1,000,000	2670	500	11	1946	3	16500	N	N	6056 NE KELDEN PL
5	947120	0731	4/11/01	\$3,250,000	4390	460	11	1935	4	56628	Y	Y	6401 NE WINDERMERE RD
9	536420	0535	10/1/02	\$ 279,000	740	0	6	1944	3	5200	N	N	4716 48TH AV NE
9	536420	0539	7/26/01	\$ 285,000	740	0	6	1944	3	5200	N	N	4726 48TH AV NE
9	982270	0080	2/11/02	\$ 375,000	820	0	6	1905	3	8000	N	N	3608 NE 44TH ST
9	536420	0655	4/8/02	\$ 405,000	780	420	7	1943	3	5145	N	N	4552 48TH AV NE
9	421740	0085	2/15/01	\$ 341,440	950	410	7	1942	3	4000	N	N	4334 NE 44TH ST
9	536420	0105	5/10/02	\$ 362,000	960	0	7	1934	4	5000	N	N	4517 46TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	761370	0070	5/30/02	\$ 345,000	970	0	7	1945	3	4500	N	N	4843 NE 45TH ST
9	536420	0195	9/19/01	\$ 380,000	1000	240	7	1945	3	5000	N	N	4717 46TH AV NE
9	758270	0015	3/12/02	\$ 380,000	1040	0	7	1953	3	5916	N	N	4708 44TH AV NE
9	421740	0590	1/22/01	\$ 350,000	1090	300	7	1947	3	5040	N	N	4205 NE 45TH ST
9	421740	0590	6/24/02	\$ 429,000	1090	300	7	1947	3	5040	N	N	4205 NE 45TH ST
9	536420	0580	5/18/01	\$ 345,000	1140	790	7	1915	4	5000	N	N	4745 49TH AV NE
9	536420	0166	3/13/01	\$ 290,000	1180	360	7	1950	3	4900	N	N	4515 NE 50TH ST
9	421740	0800	12/20/01	\$ 363,000	1220	150	7	1924	3	4800	N	N	3821 42ND AV NE
9	536420	0490	11/13/02	\$ 369,000	1260	0	7	1943	3	7350	N	N	4743 48TH AV NE
9	536420	0361	4/26/01	\$ 432,000	1260	240	7	1942	3	7037	N	N	4522 47TH AV NE
9	536420	0360	10/2/02	\$ 475,000	1340	1340	7	1998	3	7657	N	N	4526 47TH AV NE
9	536420	0570	5/23/02	\$ 409,000	1380	300	7	1959	3	4900	N	N	4755 49TH AV NE
9	982270	0235	2/15/02	\$ 503,000	1880	0	7	1990	3	5000	N	N	3612 NE 43RD ST
9	536420	0505	8/27/01	\$ 458,074	1940	0	7	1943	5	7350	N	N	4737 48TH AV NE
9	536420	0135	6/20/01	\$ 663,000	2180	0	7	1913	4	10000	N	N	4722 45TH AV NE
9	536420	0392	1/23/02	\$ 365,000	1040	280	8	1946	3	4774	N	N	4553 48TH AV NE
9	536420	0525	11/29/01	\$ 359,950	1040	350	8	1947	3	5145	N	N	4706 48TH AV NE
9	421740	0555	8/28/01	\$ 400,000	1060	640	8	1953	4	4800	N	N	4166 42ND AV NE
9	421840	0450	12/23/02	\$ 544,000	1090	360	8	1938	3	4000	Y	N	4537 52ND AV NE
9	421840	0450	5/17/02	\$ 553,000	1090	360	8	1938	3	4000	Y	N	4537 52ND AV NE
9	982270	0340	5/14/01	\$ 390,000	1190	460	8	1943	3	5000	Y	N	4215 37TH AV NE
9	982270	0290	6/27/02	\$ 399,000	1230	500	8	1961	3	5000	N	N	3507 NE 43RD ST
9	421840	0150	6/6/01	\$ 510,000	1260	700	8	1951	3	4769	Y	N	4565 E LAURELHURST DR NE
9	072300	0300	2/22/02	\$ 380,000	1280	360	8	1940	3	4946	N	N	4020 41ST AV NE
9	536420	0426	8/23/01	\$ 400,000	1290	400	8	1956	3	7209	N	N	4716 NE 45TH ST
9	536420	0615	4/19/02	\$ 405,000	1360	200	8	1941	4	4680	N	N	4808 NE 45TH ST
9	661300	0420	4/8/02	\$ 700,000	1400	1200	8	1951	5	6050	Y	N	5209 NE 43RD ST
9	421740	0965	9/27/02	\$ 505,000	1460	590	8	1926	4	4800	N	N	3822 42ND AV NE
9	761370	0195	4/23/01	\$ 438,500	1470	550	8	1946	3	6000	N	N	4815 NE 44TH ST
9	072300	0006	10/8/01	\$ 359,000	1490	0	8	1955	3	5170	N	N	3852 SURBER DR NE

Improved Sales Used in this Annual Update Analysis
Area 10
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	761370	1075	5/20/02	\$ 575,000	1500	300	8	1927	4	4000	N	N	4833 NE 41ST ST
9	982270	0425	9/5/01	\$ 373,200	1540	190	8	1946	3	5000	N	N	3717 NE 42ND ST
9	758270	0110	2/22/02	\$ 352,500	1620	0	8	1957	3	6120	N	N	4737 45TH AV NE
9	421740	0580	10/8/02	\$ 555,000	1650	260	8	1927	4	4800	N	N	4186 42ND AV NE
9	421740	1040	11/20/01	\$ 515,000	1650	0	8	1927	3	4000	N	N	3891 44TH AV NE
9	421740	0705	7/9/02	\$ 459,000	1690	90	8	1928	3	4800	N	N	4115 42ND AV NE
9	072300	0185	4/27/01	\$ 579,000	1720	200	8	1937	3	6000	N	N	3923 NE BELVOIR PL
9	421740	0750	5/1/02	\$ 535,150	1740	0	8	1926	4	4800	N	N	3863 42ND AV NE
9	536420	0625	1/4/01	\$ 423,000	1750	770	8	1954	3	6254	N	N	4510 48TH AV NE
9	761370	1175	5/17/02	\$ 729,000	1780	480	8	1927	3	6000	Y	N	4824 NE 40TH ST
9	421740	0340	4/11/02	\$ 524,950	1830	850	8	1931	3	4000	N	N	4322 NE 41ST ST
9	661300	0075	8/27/02	\$ 577,000	1910	400	8	1939	4	5000	N	N	4214 50TH AV NE
9	421740	0315	11/20/02	\$ 602,000	2060	610	8	1928	3	6000	N	N	4112 43RD AV NE
9	039450	0060	4/2/01	\$ 535,000	2290	1700	8	1960	3	8385	N	N	5033 44TH AV NE
9	039450	0035	11/30/02	\$ 600,000	2380	1500	8	1967	3	7875	N	N	5021 SAND POINT PL NE
9	039450	0075	8/24/02	\$ 597,000	2520	1900	8	1963	3	7350	N	N	5022 SAND POINT PL NE
9	421840	0671	4/22/01	\$ 765,000	2860	0	8	1940	5	5500	N	N	4515 51ST AV NE
9	536420	0035	4/16/02	\$ 350,000	3340	0	8	2003	3	5000	N	N	4540 45TH AV NE
9	761370	0860	7/23/01	\$ 510,000	1230	700	9	1936	4	5000	N	N	4521 NE 41ST ST
9	421940	1210	2/12/02	\$ 485,000	1250	750	9	1956	3	6444	N	N	3915 51ST AV NE
9	421940	1265	12/12/01	\$ 895,000	1640	830	9	1959	3	8500	Y	N	3855 51ST AV NE
9	421940	0270	8/21/02	\$ 700,000	1650	870	9	1928	4	6000	Y	N	3537 46TH AV NE
9	661300	0087	12/26/01	\$ 700,000	1650	1540	9	1966	3	5000	Y	N	4243 51ST AV NE
9	421740	0355	5/22/02	\$ 500,000	1660	180	9	1937	3	4000	N	N	4406 NE 41ST ST
9	421740	0940	11/14/01	\$ 525,000	1660	0	9	1929	3	4800	Y	N	3804 42ND AV NE
9	421740	0200	6/25/01	\$ 475,000	1670	0	9	1928	3	4000	N	N	4325 NE 43RD ST
9	761370	1040	4/30/01	\$ 623,000	1670	1140	9	1951	3	6100	Y	N	4817 NE 41ST ST
9	982270	0255	5/15/01	\$ 434,950	1680	0	9	1998	3	2000	N	N	3511 NE 44TH ST
9	761370	1065	5/2/02	\$ 615,000	1680	190	9	1928	3	5000	N	N	4829 NE 41ST ST
9	421940	1175	5/13/02	\$ 887,400	1730	280	9	1928	3	7800	Y	N	3904 48TH PL NE
9	661300	0160	4/1/02	\$ 591,000	1780	860	9	1951	3	7000	N	N	4410 50TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 10
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	421740	0425	5/21/02	\$ 714,000	1800	100	9	1928	4	6000	Y	N	4221 43RD AV NE
9	421740	1750	6/26/01	\$ 710,000	1820	360	9	1930	4	7200	N	N	3308 43RD AV NE
9	661300	0715	5/10/01	\$ 880,000	1840	410	9	1938	3	4905	Y	N	4209 55TH AV NE
9	421940	0420	3/2/01	\$ 676,000	1850	0	9	1927	4	4988	Y	N	3842 46TH AV NE
9	421740	0295	6/11/02	\$ 560,000	1860	0	9	1930	3	4000	N	N	4323 NE 42ND ST
9	421940	1075	4/8/02	\$ 700,000	1870	100	9	1926	3	5400	Y	N	3824 49TH AV NE
9	761370	1165	9/10/01	\$ 809,000	1940	480	9	1930	4	8000	Y	N	4828 NE 40TH ST
9	072300	0160	7/12/02	\$ 656,000	1950	0	9	1985	3	5970	N	N	3933 NE BELVOIR PL
9	421940	1120	8/29/01	\$ 850,000	1980	250	9	1928	3	5000	Y	N	3663 50TH AV NE
9	761370	0325	10/30/01	\$ 670,000	2010	780	9	1992	3	4000	N	N	4306 48TH AV NE
9	421940	0255	4/23/01	\$ 776,000	2020	280	9	1926	3	6000	Y	N	3521 46TH AV NE
9	421740	0115	11/26/01	\$ 599,412	2020	120	9	1931	3	4000	N	N	4323 NE 44TH ST
9	761370	0915	1/2/01	\$ 590,000	2030	400	9	1930	3	4000	N	N	4551 NE 41ST ST
9	421740	1515	4/29/02	\$ 908,000	2050	900	9	1926	5	6360	N	N	3634 42ND AV NE
9	421740	0230	5/20/02	\$ 760,000	2050	500	9	1929	3	6000	N	N	4208 43RD AV NE
													3503 W LAURELHURST DR NE
9	421740	1430	9/20/01	\$ 720,000	2060	700	9	2003	3	5757	Y	N	
9	421940	0530	9/27/02	\$ 717,000	2070	60	9	1925	3	5000	Y	N	3911 47TH AV NE
9	661300	0015	11/14/02	\$ 817,500	2070	0	9	1925	4	4851	N	N	5024 NE 41ST ST
9	421840	0155	10/21/02	\$1,170,000	2070	1180	9	1936	3	7114	Y	N	4550 W LAUREL DR NE
9	421740	0375	7/3/01	\$ 820,000	2160	500	9	1932	5	6000	N	N	4407 43RD AV NE
9	421940	0805	5/8/02	\$ 733,500	2190	510	9	1925	3	6000	N	N	3837 48TH AV NE
9	421740	0250	4/24/02	\$ 610,000	2200	0	9	1928	3	4000	N	N	4324 NE 42ND ST
9	072300	0442	10/26/01	\$ 670,000	2280	820	9	1977	4	6480	Y	N	3940 NE SURBER DR
9	421840	0600	1/12/01	\$ 439,000	2280	0	9	1976	3	6100	N	N	4559 51ST AV NE
9	421940	1070	11/28/01	\$ 925,000	2300	1230	9	1928	5	5950	Y	N	3828 49TH AV NE
9	761370	0870	2/10/02	\$ 740,000	2320	180	9	1936	4	7000	N	N	4525 NE 41ST ST
9	421940	0340	7/6/01	\$1,250,000	2370	530	9	1921	3	13230	N	N	3601 47TH AV NE
9	421740	0430	8/23/02	\$ 867,000	2380	600	9	1939	5	6000	Y	N	4217 43RD AV NE
9	421740	1435	5/1/01	\$ 889,000	2410	0	9	1936	4	5000	Y	N	3502 43RD AV NE
9	421740	1330	4/2/01	\$1,070,000	2420	0	9	1923	4	8640	Y	N	4408 NE 38TH ST

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	421840	0050	11/28/01	\$1,290,000	2470	810	9	2001	3	3942	Y	N	4525 55TH AV NE
9	421740	1680	12/9/02	\$ 950,000	2490	700	9	1930	3	12403	N	N	3323 43RD AV NE
9	421490	0021	4/16/01	\$1,035,500	2490	780	9	1947	3	7542	N	N	5134 NE LATIMER PL
9	421740	0395	6/1/01	\$ 960,000	2510	440	9	1993	3	8640	Y	N	4319 43RD AV NE
9	761370	0575	7/23/02	\$ 830,000	2540	600	9	1952	4	7500	N	N	4820 NE 42ND ST
9	421940	1125	8/5/02	\$ 910,000	2560	270	9	1950	4	5000	Y	N	3661 50TH AV NE
9	421740	0865	4/4/01	\$ 990,000	2600	460	9	1930	3	6000	Y	N	3871 43RD AV NE
9	421940	1165	9/25/01	\$ 870,000	2730	0	9	1927	3	5450	Y	N	3914 48TH PL NE
9	761370	0435	2/14/02	\$ 895,000	2850	140	9	1931	3	8000	Y	N	4220 48TH AV NE
9	661300	0250	6/12/02	\$ 925,000	3010	200	9	1940	5	5000	N	N	4416 51ST AV NE
9	661300	0555	10/9/02	\$1,306,965	3230	1140	9	1947	5	6510	Y	N	4303 54TH AV NE
9	421740	2290	12/18/01	\$1,215,000	1780	210	10	1926	5	11138	Y	N	3004 W LAURELHURST DR NE
9	421740	2260	10/19/01	\$1,050,000	2250	0	10	1909	4	7280	Y	N	3049 E LAURELHURST DR NE
9	661300	1364	10/19/01	\$ 700,000	2350	140	10	1973	3	5980	N	N	3935 51ST AV NE
9	421740	1905	7/23/02	\$ 784,000	2430	400	10	1938	4	6600	N	N	3386 46TH AV NE
9	661300	0740	8/30/02	\$1,357,000	2750	520	10	1938	5	5000	Y	N	4311 55TH AV NE
9	661300	1325	4/26/01	\$1,550,000	3000	1600	10	1923	4	9849	Y	N	5305 NE 42ND ST
9	421940	0862	4/6/01	\$ 735,000	3100	0	10	1976	4	5900	Y	N	4720 NE 36TH ST
9	421740	1995	4/2/02	\$1,090,000	1670	1190	11	1960	3	8820	Y	N	3402 E LAURELHURST DR NE
9	072300	0510	5/23/01	\$2,250,000	2190	1750	11	1995	3	17178	Y	N	3915 SURBER DR NE
9	421490	0135	10/15/02	\$2,400,000	2990	290	11	1939	3	11172	Y	Y	5169 NE LAURELCREST LN
9	411460	0160	9/18/02	\$2,500,000	3000	1150	11	1946	4	15398	Y	Y	3335 43RD AV NE
9	421940	0305	7/17/02	\$ 870,000	3030	0	11	1964	3	6600	Y	N	3522 46TH AV NE
9	421940	1276	8/28/01	\$1,995,000	3290	1070	11	1991	3	10373	Y	N	3652 50TH AV NE
9	421940	1276	1/30/02	\$2,000,000	3290	1070	11	1991	3	10373	Y	N	3652 50TH AV NE
9	421740	1615	12/26/02	\$2,600,000	3880	1500	11	1909	5	19020	N	N	4315 NE 33RD ST
9	920700	0050	5/23/02	\$3,000,000	3610	0	12	1967	3	9840	Y	Y	3001 WEBSTER POINT RD NE

Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	421940	1300	12/23/02	\$1,975,000	4630	410	12	1990	3	11451	Y	N	3638 50TH AV NE
9	421940	1340	5/24/01	\$ 375,000	6100	0	12	2003	3	9750	Y	N	5012 NE LAURELCREST LN

Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	112504	9109	10/24/01	\$1,560,000	Diagnostic outlier
5	112504	9172	4/24/02	\$ 15,000	DOR Ratio
5	298580	0045	6/8/01	\$ 3,500	DOR Ratio
5	298580	0050	6/20/01	\$ 3,500	DOR Ratio
5	298580	0100	8/21/02	\$ 221,380	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	298580	0180	3/2/01	\$ 225,000	NO MARKET EXPOSURE
5	321320	0080	8/2/02	\$ 439,500	Data incorrect
5	321320	0265	10/3/01	\$ 753,000	Diagnostic outlier
5	397790	0300	7/10/02	\$ 480,000	Obsol
5	560600	0058	7/2/02	\$ 469,000	Diagnostic outlier
5	947120	1005	4/4/02	\$ 749,000	ActivePermitBeforeSale>25K
5	947220	0065	8/21/02	\$ 800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	947220	0075	3/8/02	\$ 681,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	039450	0176	11/30/02	\$ 640,000	PARTIAL INTEREST (103, 102, Etc.)
9	421490	0060	5/1/01	\$ 556,000	EXEMPT FROM EXCISE TAX; DORRatio
9	421740	0055	8/13/02	\$ 4,314	QUIT CLAIM DEED
9	421740	0270	9/25/01	\$ 475,000	Diagnostic outlier
9	421740	0360	9/25/02	\$ 350,000	Diagnostic outlier
9	421740	0629	11/13/01	\$ 305,000	03 value reduced on appeal
9	421740	0815	11/18/02	\$ 639,950	Diagnostic outlier
9	421740	0815	11/18/02	\$ 639,950	Relocation Sale
9	421740	0870	6/14/02	\$ 837,000	RELOCATION - SALE BY SERVICE
9	421740	0870	6/14/02	\$ 837,000	RELOCATION - SALE TO SERVICE
9	421740	0980	9/17/02	\$ 300,000	%NetCond Prevlmp<=10K ActivePermitBeforeSale>25K
9	421740	1341	1/18/02	\$1,155,258	03 value reduced on appeal
9	421740	1496	5/22/02	\$ 725,000	03 value reduced on appeal
9	421740	2020	5/17/02	\$1,950,000	RELOCATION - SALE BY SERVICE
9	421740	2020	5/17/02	\$1,950,000	RELOCATION - SALE TO SERVICE
9	421840	0315	3/21/01	\$1,100,000	NON-REPRESENTATIVE SALE
9	421840	0539	8/9/01	\$ 718,000	03 value reduced on appeal
9	421940	0445	12/5/01	\$ 580,000	Obsol
9	421940	0460	5/21/01	\$ 632,000	03 value reduced on appeal
9	421940	0465	7/6/01	\$ 475,000	NON-REPRESENTATIVE SALE
9	421940	0615	1/24/02	\$ 565,000	ActivePermitBeforeSale>25K
9	421940	1320	10/25/01	\$2,600,000	TEAR DOWN
9	421940	1345	5/1/01	\$ 7,000	DOR Ratio
9	421940	1345	5/1/01	\$3,393,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	536420	0280	8/27/02	\$ 440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	536420	0310	11/27/01	\$ 100,000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
9	536420	0435	9/27/01	\$ 645,175	QUESTIONABLE PER SALES IDENTIFICATION
9	536420	0435	12/17/02	\$ 657,499	QUESTIONABLE PER SALES IDENTIFICATION
9	536420	0545	2/14/01	\$ 261,450	Obsol
9	661300	0090	11/1/01	\$ 520,000	Obsol
9	661300	0160	3/12/02	\$ 209,000	PARTIAL INTEREST (103, 102, Etc.)
9	661300	0470	3/23/01	\$ 907,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	661300	0790	8/19/02	\$1,368,000	Diagnostic outlier
9	761370	0070	3/22/01	\$ 280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	761370	0505	1/23/02	\$ 421,000	UnFinArea
9	761370	0905	12/10/01	\$ 340,000	Limited Representation
9	761370	1130	1/22/01	\$ 501,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	982270	0300	9/4/01	\$ 360,000	Diagnostic outlier

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